058.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	661,300 / 661,300
					USE VALUE:	661,300 / 661,300
					ASSESSED:	661,300 / 661,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		LENNON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RUTBERG MICHAEL J
Owner 2:	RUTBERG POOJA C
Owner 3:	
Street 1:	6 LENNON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CONNORS THOMAS LEO--ETAL -
Owner 2:	CONNORS MARILYN ANN -
Street 1:	6 LENNON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 1392 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4891.000	264,600		396,700	661,300
Total Card	0.112	264,600		396,700	661,300
Total Parcel	0.112	264,600		396,700	661,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 475.07 /Parcel: 475.07

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 38177

GIS Ref

GIS Ref

Insp Date 08/09/18

!4942!

PREVIOUS ASSESSMENT

Parcel ID 058.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	264,600	0	4,891.	396,700	661,300		Year end	12/23/2021
2021	101	FV	256,800	0	4,891.	396,700	653,500		Year End Roll	12/10/2020
2020	101	FV	256,900	0	4,891.	396,700	653,600	653,600	Year End Roll	12/18/2019
2019	101	FV	211,800	0	4,891.	391,000	602,800	602,800	Year End Roll	1/3/2019
2018	101	FV	218,600	0	4,891.	300,400	519,000	519,000	Year End Roll	12/20/2017
2017	101	FV	218,600	0	4,891.	283,400	502,000	502,000	Year End Roll	1/3/2017
2016	101	FV	218,600	0	4,891.	260,700	479,300	479,300	Year End	1/4/2016
2015	101	FV	206,800	0	4,891.	243,700	450,500	450,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:23:59

LAST REV

Date	Time
08/30/18	15:12:34
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4942

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CONNORS THOMAS	70242-74		11/15/2017		675,000	No	No		
	9559-54		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	38177
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/9/2006	162	Siding	10,000	C		G7	GR FY07	INSTALL VINYL
3/25/1996	101		4,500					SUNRM-WDK 10X12

ACTIVITY INFORMATION

Date	Result	By	Name
8/9/2018	MEAS&NOTICE	BS	Barbara S
4/2/2018	SQ Returned	EMK	Ellen K
11/24/2008	Meas/Inspect	336	PATRIOT
3/14/2007	External Ins	BR	B Rossignol
1/11/2000	Mailer Sent		
1/11/2000	Meas/Inspect	263	PATRIOT
7/26/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4891		Sq. Ft.	Site		0	70.	1.16	6									396,711						396,700	

Total AC/HA:	0.11228	Total SF/SM:	4891	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	396,711	Spl Credit		Total:	396,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj $ / SQ:	172.868
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	359505
Depreciation:	94909
Depreciated Total:	264595

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

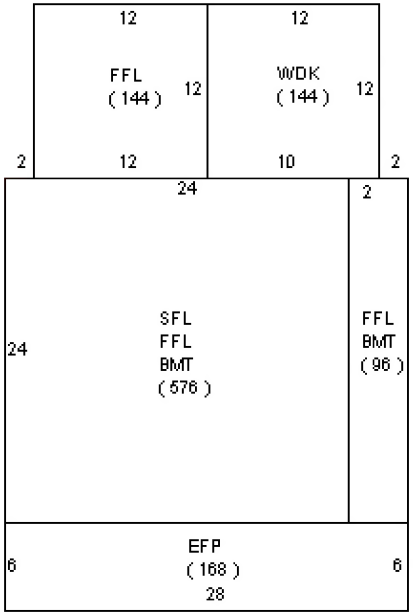
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	172.87
Special Features:	0	Val/Su Net:	111.36
Final Total:	264600	Val/Su SzAd	190.09

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	816	172.870	141,060
BMT	Basement	672	51.860	34,850
SFL	Second Floor	576	172.870	99,572
EFP	Enclos Porch	168	42.780	7,187
WDK	Deck	144	12.750	1,836

Net Sketched Area:	2,376			Total:	284,505
Size Ad	1392	Gross Area	2376	FinArea	1392

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

058.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
1	Metal Shed	D	Y	1	6x8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc